



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee  
**From:** Jean Lamontagne  
Director of Development

To Planning - Sep 7, 2006

**Date:** August 9, 2006

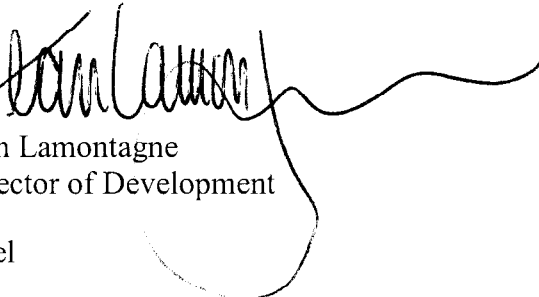
RZ 06-333643

File: 12-8060-20-8109

**Re:** **Application by Ho Yeen Tsang for Rezoning at 11251 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

**Staff Recommendation**

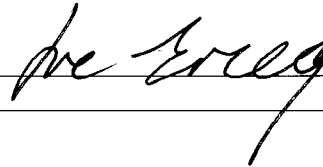
That Bylaw No. 8109, for the rezoning of 11251 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

  
Jean Lamontagne  
Director of Development

JL:el  
Att.

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Ho Yeen Tsang has applied to the City of Richmond for permission to rezone 11251 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to create two (2) new single-family lots with an existing lane.

### Findings of Fact

Item	Existing	Proposed
Owner	Ho Yeen Tsang	To be determined
Applicant	Ho Yeen Tsang	No change
Site Size	650 m <sup>2</sup> (6,996 m <sup>2</sup> )	Two lots each 325 m <sup>2</sup> (3,498 ft <sup>2</sup> ) ( <b>Attachment 2</b> )
Land Uses	Single-Family Residential	Two Single-Family Lots
OCP Designation	Low-Density Residential	No change
Zoning	R1/E (18 m or 59 ft. wide)	R1-0.6 (9 m or 30 ft. wide)

### Surrounding Development

To the north and south: Single-family dwellings on large lots (typically 18 m wide or wider) and zoned as Single-Family Housing District, Subdivision Area E (R1/E).

To the east and west: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) zoned lots as well as recently completed single-family dwellings on Single-Family Housing District, Subdivision Area K (R1/K) zoned lots.

### Related Policies & Studies

#### Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the revised Lane Establishment and Arterial Road Development Policies (adopted by Council on June 26, 2006) since it is a single-family residential redevelopment proposal with access to an operational lane. A number of properties in the 10000 and 11000 block of Williams Road are currently in the process of redevelopment. The majority of the lots in these two (2) blocks have similar development potential due to the existing lane system and the Arterial Road Redevelopment Policy.

### Staff Comments

A number of similar applications to rezone and subdivide nearby properties to Single-Family Housing District, Subdivision Area K (R1/K) have been approved along Williams Road between Shell Road and No. 5 Road (reference file RZ 02-199174, RZ 01-197785, RZ 01-197729, RZ 01-196031, RZ 01-114608). The application to rezone 9980 Shell Road (at Williams Road) to Single-Family Housing District (R1-0.6) has been given First Reading on July 24, 2006 (reference file RZ 06-328581). Four (4) separate rezoning applications to rezone four (4) other properties on the north side of Williams Road between Shell Road and No. 5 Road to Single-Family Housing District (R1-0.6) have been received.

### Landscaping

A tree survey (**Attachment 2**) is submitted; three (3) trees and eight (8) tree stumps along the west property line are noted. It is staff's impression that the trees along the west property line were removed prior to the adoption of the Interim Tree Protection Bylaw in December 2005 since there are no trees along the west property line are shown in the 2005 Aerial Photo.

Only two (2) of the noted trees are considered protected trees as per Tree Protection Bylaw (No. 8057). The applicant is proposing to remove both of the bylaw-sized trees to accommodate the future single-family dwelling and is proposing to plant and maintain on site four (4) replacement trees - two (2) Dogwood trees at 6 cm calliper and tow (2) Magnolia trees at 8 cm calliper. The proposed number and size of the replacement trees are in accordance with the requirements of the Tree Protection Bylaw.

The applicant has provided a preliminary landscape plan (**Attachment 3**), prepared by a registered landscape architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes the four (4) replacement trees as noted above, two (2) Japanese Maple trees at 5 cm calliper and a combination of shrubs and ground covers. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$5,580 prior to final adoption of the rezoning bylaw.

### Site Servicing

No servicing concerns with rezoning. At subdivision, the applicant will be required to pay Neighbourhood Improvement Charge (NIC) fees for future lane improvements. The applicant is also required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing costs at the subdivision stage.

### **Analysis**


The rezoning application complies with the revised Lane Establishment and Arterial Road Development Policies adopted by Council on June 26, 2006. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.

### **Financial Impact or Economic Impact**

None.

**Conclusion**

The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



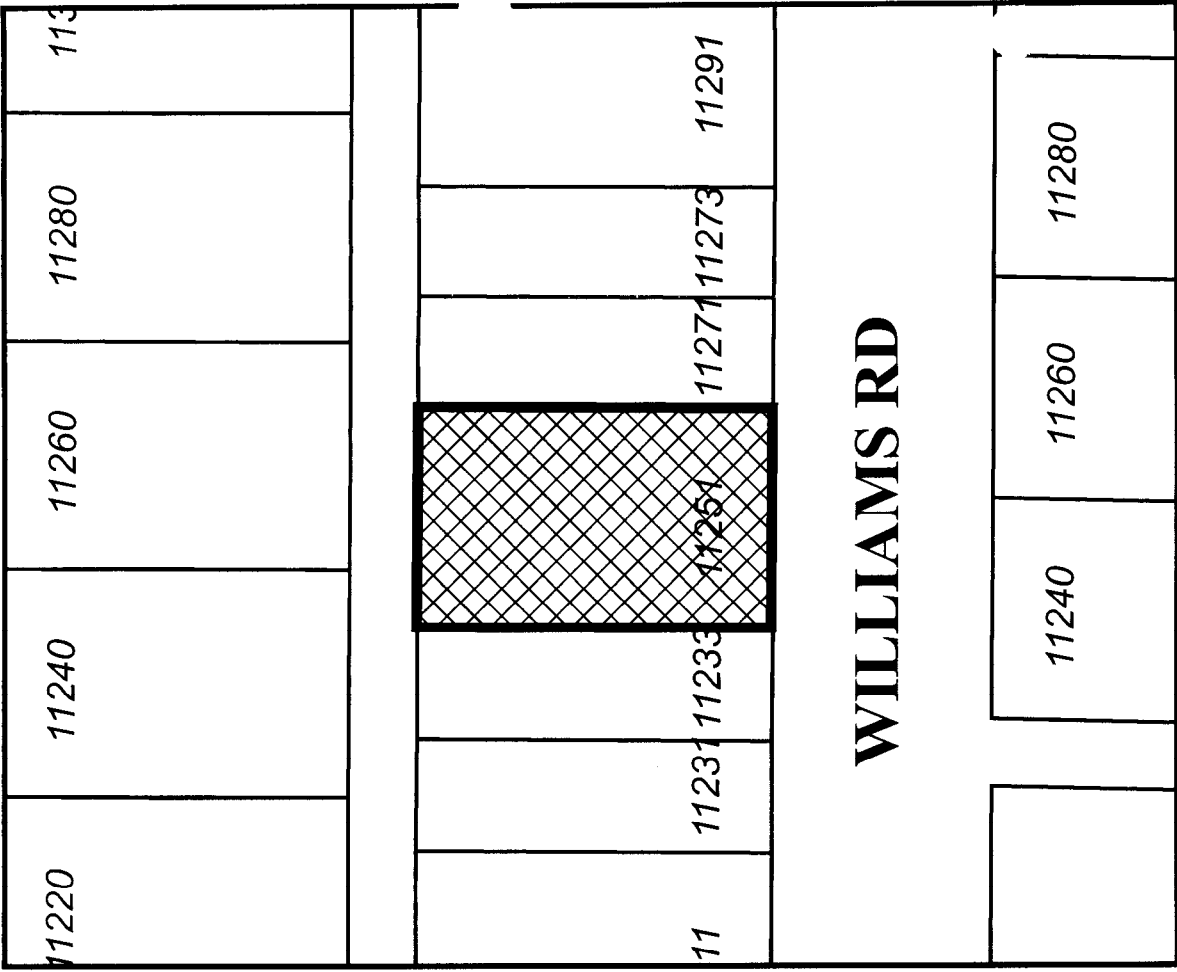
Edwin Lee  
*Planning Technician - Design*

EL:rg

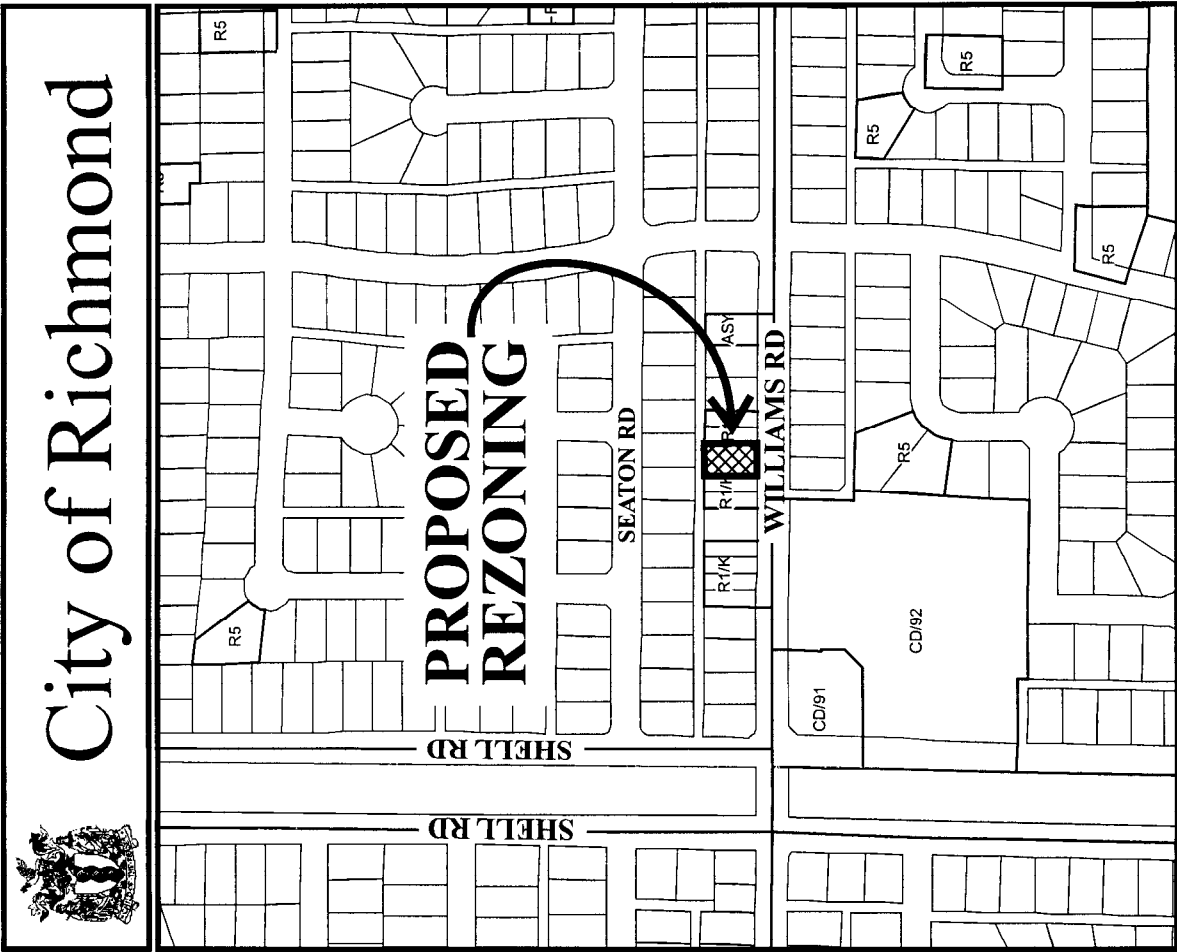
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Layout/Tree Survey
- Attachment 3: Preliminary Landscape Plan

The following must be completed prior to final adoption of the rezoning bylaw:

- Submission of a Landscaping Security to the City of Richmond in the amount of \$5,580 for the landscape works as per the landscape plan prepared by Ito & Associates, dated July 28, 2006, and attached to the Report to Committee dated August 9, 2006.
- Registration of a flood indemnity covenant on title.



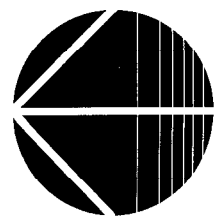
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 Revision Date:  
 Note: Dimensions are in METRES

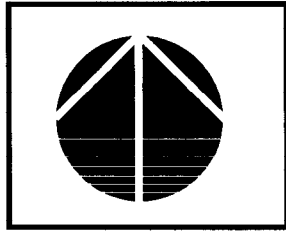


**RZ 06-333643**



City of Richmond





RZ 06-333643

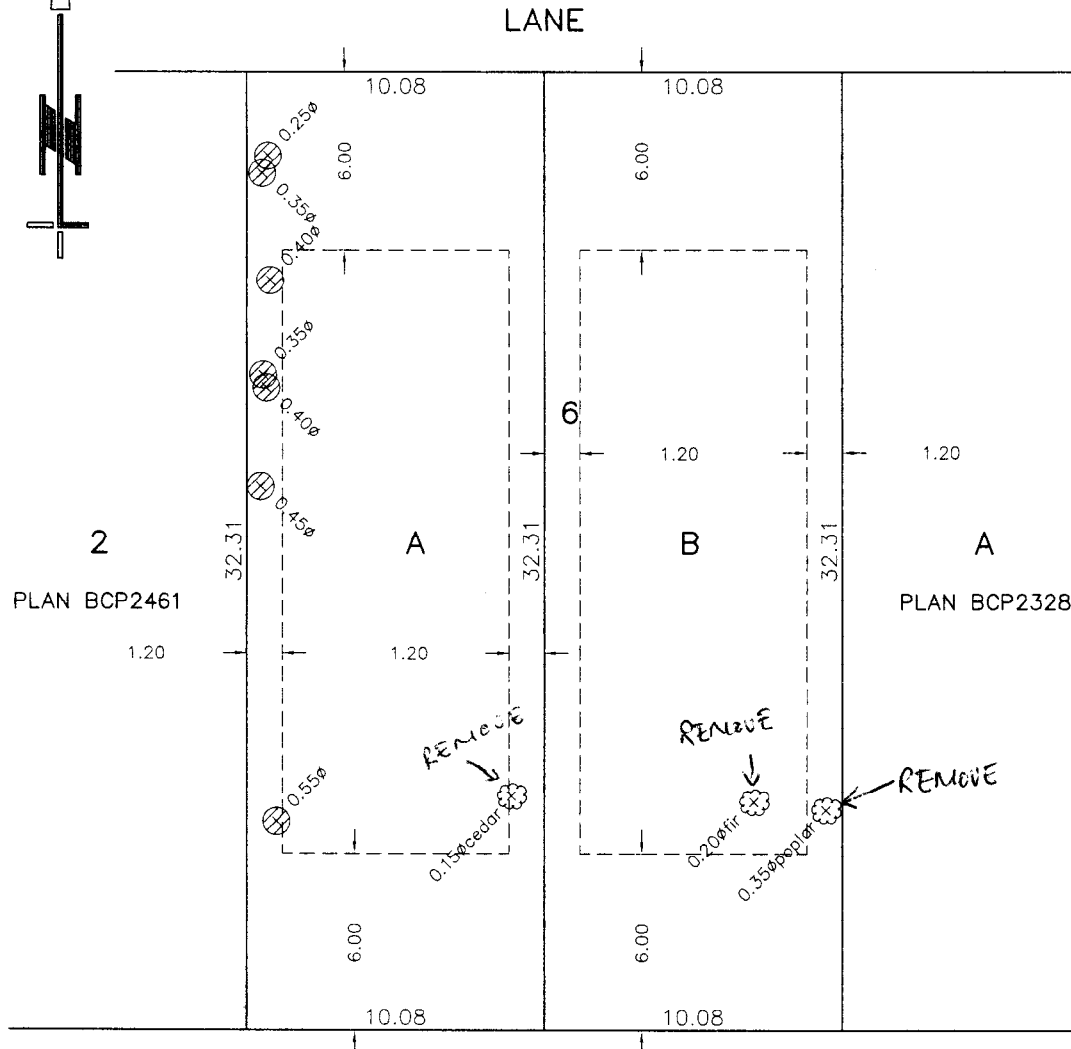
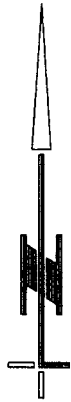
Original Date: 05/04/06  
Amended Date:  
Note: Dimensions are in METRES

PLAN OF TREE SURVEY OF LOTS A AND B, FORMERLY LOT 6  
 BLOCK 2, SECTION 25, BLOCK 4 NORTH, RANGE 6 WEST  
 NEW WESTMINSTER DISTRICT, PLAN 18935

SCALE 1 : 200



All distances are in metres.



2  
 PLAN BCP2461  
 1.20

A  
 PLAN BCP2328  
 1.20

CIVIC ADDRESS  
 11251 WILLIAMS ROAD  
 RICHMOND, B.C.

WILLIAMS ROAD

CERTIFIED CORRECT.  
 DATED THIS 19TH DAY OF MAY, 2006

NOTE:

1. Lot dimensions are derived from field survey
2. This plan was prepared for municipality purposes and is for the exclusive use of our client.
3. All trees have been plotted as required by Richmond tree bylaws.

- denotes tree
- denotes stump

© LOUIS NGAN LAND SURVEYING INC., 2006

LOUIS NGAN B.C.L.S.  
 This document is not valid unless originally signed and sealed

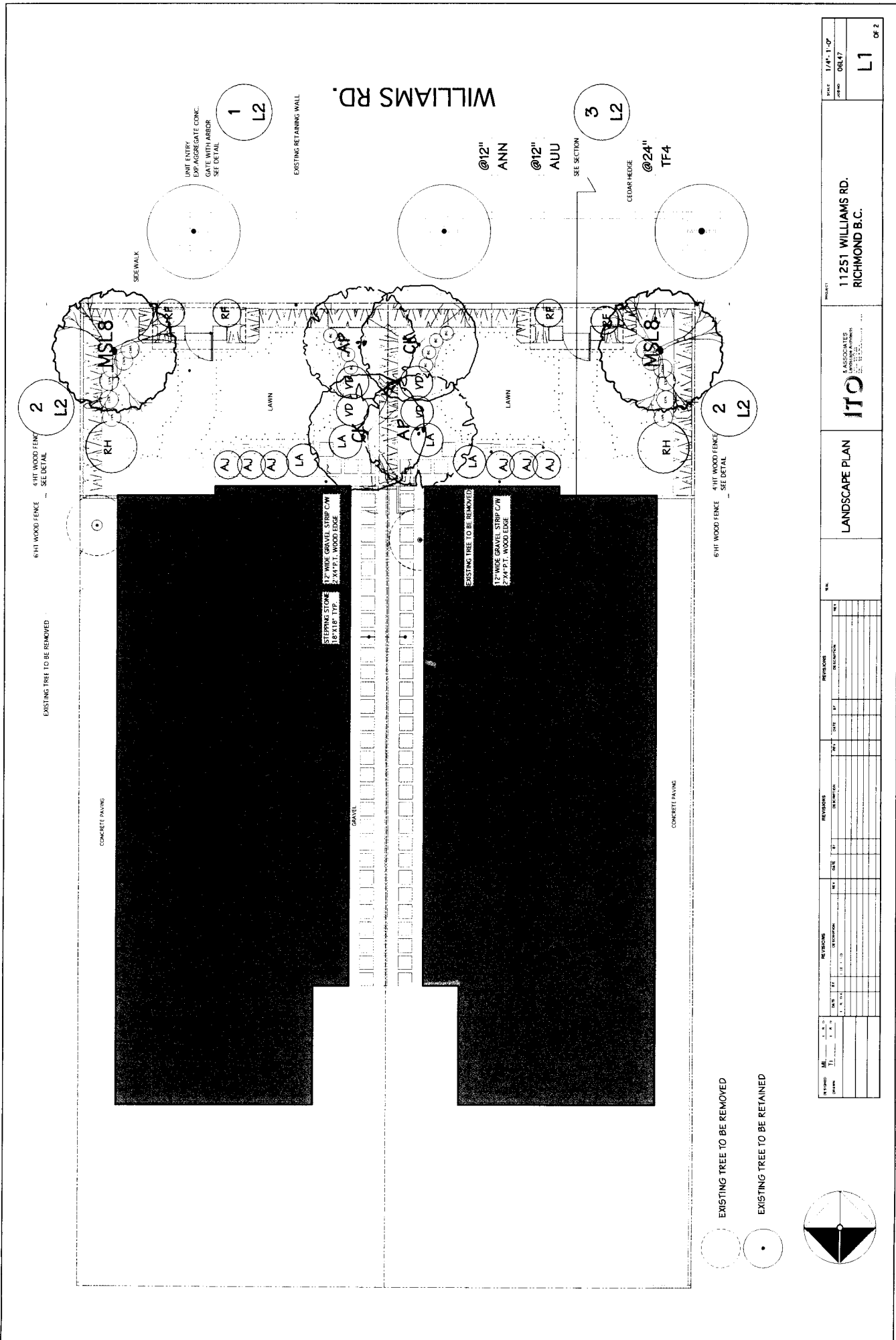
LOUIS NGAN LAND SURVEYING

#270-11180 VOYAGEUR WAY  
 RICHMOND, B.C., V6X 3N8  
 (604) 273-2938



OUR FILE: RWI-11251TREE

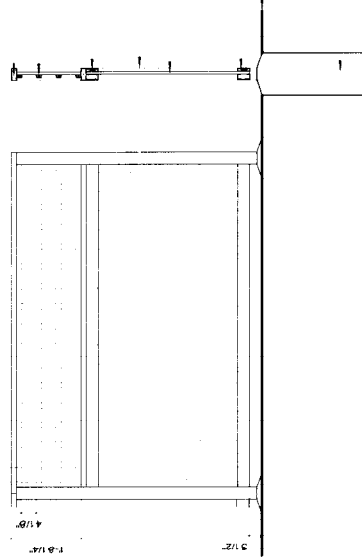
YOUR FILE:





- 2 X 4 TOP CAP
- 1 X 2 LATTICE
- 2 X 4 & 1 X 4 BRACING
- 4 X 4 POST
- 1 X 6 FENCE BOARDS
- 2 X 4 & 1 X 4 BRACING FINISHED GRADE
- 12"Ø CONCRETE BASE

8'-0" MAX



**2 4' HT / 6' HT WOOD FENCE**  
SCALE: 3/4"=1'-0"

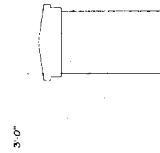
L2

PRECAST CONCRETE CAP CULTURED ROCK  
POURED IN PLACE CONC. SUPPORT AND FOOTING (REBAR AS REQ'D.)

SECTION

**1 METAL GATE/POST DETAIL**  
SCALE: 1/2"=1'-0"

L2



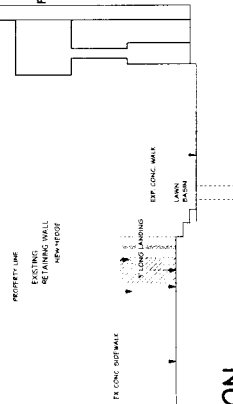
ELEVATION

**PLANT LIST**

PROJECT ADDRESS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
AP	2	ACER PALMATUM	JAPANESE MAPLE	5.0m/CL B&B
CK	2	CORNUS KOUSA 'SALOM'	PINK KOUSA DOGWOOD	6.0m/CL B&B
ML	6	MAHONIA ACUTIFOLIA	MAHONIA	1.25m/HT
TA	61	THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.25m/HT
<b>SHRUBS</b>				
AJ	6	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
AL	2	ARISTOLIYA COCINELLEA	ROSE OF SHARON	#2 POT
BA	2	BACCHARIS HALIMIFOLIA	SEASIDE BROOM	#2 POT
RF	4	ROSA 'FLOWER CARPET'	RED/PINK FLOWER CARPET ROSE	#1 POT
VD	4	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT
<b>GROUND COVERS</b>				
AU	20	ARCTOSTAPHYLOS UVA URSI	KUMMUNICK	#5P3 POT
<b>PERENNIALS/ANNUALS/SPERMS/GRASSES/AQUATIC PLANTS</b>				
BC	8	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	#1 POT
CM	6	CAREX MORROWII 'AUBRO-VAREGATA'	CAREX	#1 POT
LVA	6	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1 POT
ANN	20	ANNUALS **		#5P3 POT

**PROPOSED HOMES**



WILLIAMS ROAD

**3 SECTION**  
SCALE: 1/4"=1'-0"

L2

**NOTES**

- \*\* FERTILISER SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE ONTARIO STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS.
- ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

DATE	11.11.2011	BY	J. B. O.	PROJECT	11251 WILLIAMS RD. RICHMOND B.C.
REVISION		DATE		SCALE	3/4" = 1'-0"
					08/47
					L2
					OF 2





Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8109 (RZ 06-333643)
11251 WILLIAMS ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE-FAMILY HOUSING DISTRICT (R1-0.6).

P.I.D. 010-441-620

Lot 6 Block 2 Section 25 Block 4 North Range 6 West New Westminster District Plan 18935

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8109".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [signature] APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER